

Community-Wide Standards

(a/k/a Architectural Control Committee Guidelines)

for

“Grand Harbor”SM

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I. PURPOSE AND PHILOSOPHY OF GUIDELINES

A. Purpose of Guidelines

The purpose of these guidelines is to encourage architectural and landscape designs that are appropriate to the surroundings and settings of the Grand Harbor community (a Planned Development District in Greenwood County, SC.). The guidelines are not intended to be a dictatorial set of limitations, but are written with the intent of maintaining aesthetic appeal with the intent of maintaining high property values for lots and homes while allowing for personal expression.

B. Design Philosophy

These guidelines are designed to establish an attractive, harmonious, coherent and pleasant place to live.

The homes will face paved streets. Homes on corner lots can face either street, though the driveway must come off the street that assigns the house address.

For the protection of property values of all property owners, and to assure quality construction by responsible and professional workers, a builder or general contractor will be required for approval of any house construction. The builder or general contractor must be licensed to do business in the state of South Carolina and the builder's name and license number must be provided with the ACC application. Note: If owner is acting as the Builder/General Contractor on the construction of their home, they are required to have an active South Carolina registered residential builder's license.

C. Authority of the Community-Wide Standards A/K/A ACC Guidelines

The authority for the issuance and maintenance of Community-Wide Standards (A/K/A ACC Guidelines) are established under the "Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor (here in after "Covenants"). (Recorded with the Greenwood County Clerk, Instrument 201100008560, Book 1289, Pages 80-113.)".

In addition, the "Covenants" provide for the power to levy Assessments (Articles 5 and 6). As such, the use of the terms "fines, permits fees and other payments" contained within the Community-Wide Standards are deemed to be considered specific special assessments as per the "Covenants".

If there is a conflict or inconsistency between Federal, State and Local Laws (including but not limited to zoning ordinances, Greenwood County Lake Greenwood requirements, the "Covenants", the Community-Wide Standards of Grand Harbor, such laws and documents, in that order, shall prevail.

The Community-Wide Standards (A/K/A ACC Guidelines) that are applicable is the most recent version that is published by the GHPOA, Inc. (ACC) at the time the GHACC Building Permit Application is submitted.

II. ARCHITECTURAL CONTROL COMMITTEE AUTHORITY AND REVIEW PROCESS

A. Architectural Control Committee

The "Covenants" allow for the delegation of the control of Grand Harbor's architectural, landscaping and aesthetic requirements to the Architectural Control Committee (ACC).

These guidelines are intended to assist property owners during the design, construction, or improvement of their residence while maintaining the appearance standards of the neighborhood. The GH POA Board may amend these guidelines from time to time.

B. Review Process

This process provides a systematic and uniform review of proposed construction projects. No site clearing, demolition, material deliveries or construction may begin without first obtaining a Grand Harbor Building Permit and stakeout approval.

The procedures of the Greenwood County must also be followed. Submittal of drawings should occur early enough so as not to delay the construction schedule.

The Committee schedule will be published each year by the ACC. When project submittals are at a high rate, additional meetings will be scheduled and announced. The Committee must receive all submittals no later than three (3) business days prior to the meeting.. The appropriate Grand Harbor application forms, completed in full, plus full payment of all submission fees, must accompany submittal.

1. Concept Review

Concept Review is an approval to continue with planning only. Concept review may be for any of the items listed under final review, is good for one year and requires no fee.

2. Final Review

Along with the application fee, road impact fee, compliance bond, mailbox and clicker fees, the following items are required for final review.

- a. Site Plan – A site plan shall be presented at a minimum 1" = 10' scale depicting site data which must include the following:
 - Property line description
 - Designation of directional north
 - Location of house on lot
 - Location of all decks and porches
 - Drives and walks
 - Setback dimension on all four sides of house
 - Existing and proposed grade contours if grade changes are to be made
 - Location and description of any tree over 8" in diameter that is to be removed, that is not within the building or driveway footprint
 - All existing easements and rights-of-way
 - Location of septic system and lines, if required.
- b. A landscape plan at 1/8" = 1'0" scale showing the location of the house, driveways and walkways with proposed landscaping concepts is required. The plan shall indicate all planting including proposed trees. The landscape plan must be submitted for approval forty-five (45) days prior to occupancy.
 - Landscaping will continue the harmonious theme of Grand harbor. All landscape plans must include irrigation and sod and the number, size and specimen of trees and foundation plantings.
 - Corner lots shall landscape heavily on the side facing the side street as well as the front street.
 - Vegetable and flower gardens are encouraged and permitted in the side and rear yards.
 - Landscaping to be completed within in sixty (60) days after occupancy, though there will be some leeway depending upon weather conditions. If an extension is required, please notify the ACC.
- c. Architectural Plans – Two complete sets of architectural and construction plans: one at a scale of 1/4" = 1' and the second as a 11" x 17" shall be submitted and must contain the following information
 - Footing and foundation plan
 - Floor plans
 - Building sections

- Elevation of all views
 - Details of construction
 - Total square feet of heated area on each floor
 - Height needs to be noted (from 1st floor to highest pitch of roof)
- d. Construction Specifications – A full set of specifications must be submitted defining the color, quality and type of exterior materials not identified on plans. (Example: gray-stained, rough-hewn, cedar siding).
- e. Exterior Colors – Proposed colors of exterior materials including, but not limited to siding, trim, cornice, brick, roofing, stucco, shutters, lattice and gutters must be submitted for approval fifteen (15) days prior to installation.
- f. An estimated schedule of construction indicating the dates of commencement and completion must be submitted. For a house, a maximum of twelve (12) months, including landscaping, is allowed. For all other construction, a maximum of nine (9) months or less may be required, as required by the Committee at project approval. The committee upon written request will consider a longer time frame.
- g. The above information must be submitted in duplicate including all forms and plans. Once approved, one set of plans will be returned with approval noted for application to Greenwood County for a building permit. The other set of plans will be placed in a permanent file and kept at the Committee's office. The entire required documents, fees, and cash bond must be submitted before the Committee will take action.
- h. The Committee will review plans and send a written reply to the applicant. The Committee will either grant approval or state reasons for the disapproval of the project. If the plans are changed after approval, they must be resubmitted and receive approval before proceeding. Concept or final approvals are valid for twelve months from approval date. A Greenwood County Building Permit is required to be displayed on the site during construction and a Certificate of Compliance is required at the completion of construction.

3. Preapproval Conference

The ACC desires to avoid misunderstandings of requirements and ensure a smooth and uneventful approval and construction process for the new dwelling or modification planned by the property owner and builder. Accordingly, before any approval of plans is given and authorization sent to Greenwood County to approve a building permit, a preapproval conference with the property owner or his authorized representative is required. Only with the property owner's written authorization delivered to the administrator will the building contractor be authorized to represent the property owner at the conference. The preapproval conference items are attached the back of these guidelines.

4. Stake-out approval

After final approval and prior to beginning any clearing or construction on any lot, the owner and builder must schedule a preapproval stakeout meeting. A committee member will review the stake-out of the construction including house location, driveway location, proposed tree removal, final grades, job sign and permit, job toilet, dumpster. The Committee reserves the right to make these adjustments.

5. Certificate of Compliance

A Certificate of Compliance from the Committee is required at the completion of construction. In order to be in compliance, the following items must be completed and/or adhered to:

- The structure must be completed (including walks and drives) according to the approval of the Committee.
- Exterior colors shall conform to those approved by the Committee.
- Construction debris must be removed from the site.
- Temporary facilities (power pole, portable toilet, etc.) and contractor sign(s) must be removed from the site.
- Mailbox must be installed and labeled with the house number (Please see Greenwood County Regulations Section 6-7-8 Posting of address numbers for the latest requirements)
- Curbs, Road and roadsides must be repaired to pre-construction conditions.

If at the end of the approved construction period, the construction is not completed and in compliance, the Committee may take legal action to insure compliance.

6. Home Improvement Review

As stated in the "Covenants", the Architectural Control Committee must approve any exterior changes, alterations, or additions. All exterior repainting and reroofing must also be approved. The following are required for review.

- (1) A completed application form indicating that it is an application for improvements along with permit fee and cash bond if applicable.
- (2) Site plans showing existing structures, setbacks, property lines, and the proposed improvements, as well as any other pertinent information.
- (3) Architectural plans at $\frac{1}{4}" = 1'0"$ sufficient to adequately explain the proposed addition or alteration.
- (4) Exterior colors of all exposed exterior materials. Samples will be required in order to assure that any new addition will match the existing structure.

As with new construction, two sets of drawings must be submitted. After reviewing the project, the Committee may request additional information or changes to the proposed plan before granting final approval. A Greenwood County Building Permit is required to be displayed on the site during construction and a Certificate of compliance is required at the completion of construction.

7. ACC Review Process Details

Purpose: Design review as set forth in the recorded "Covenants" and any Supplements of the Grand Harbor Declarations and "Covenants"..

Membership: Three or more members as appointed by the Grand Harbor POA Board ("GH POA Board").

Term: Membership on the Architectural Control Committee ("Committee") shall be at the pleasure or discretion of the Grand Harbor POA Board. In the event of a member resigning from his/her position, the Grand Harbor POA Board will fill the vacancy.

Quorum: A majority of the Committee.

Meetings: As scheduled by the current committee. See Exhibit A attached.

Submittal: Must be received in the Committee's office three (3) days prior to the next scheduled meeting.

Permits, Fees and Other Payments: *Note: All amounts are due at Plan Submission.*

New Construction Fees

\$ 350 Architectural Review Fee for Plans
\$3,000 Road Capacity Fee due at Plan Submission
\$ 250 Mailbox Fee
\$ 80 Gate Clicker Fee
\$2,000 Compliance Bond Fee: To be refunded on receipt by ACC of Certificate of Occupancy, less any imposed fines

Renovation Fees

| Estimated Costs | Arch Review Fee | Compliance Bond |
|-----------------------------|-----------------|-----------------|
| Demolition w/o construction | \$50 | NA |
| Costs less than \$5,000 | \$100 | \$500 |
| Costs \$5,001 – \$25,000 | \$200 | \$1,000 |
| Costs \$25,001 – \$100,000 | \$250 | \$1,500 |
| Costs over \$100,001 | \$350 | \$2,000 |

The above fees do not apply to repairs due to accidents, fire, storm damage and other similar events.
Curbs, Road and roadsides must be repaired to pre-construction conditions.

There are no fees for reroofing, repainting, shutters, awnings, decorative artwork or maintenance and repairs.
Any dock construction, addition or repair including boathouses and lifts using water access only will not require a fee.

Note: a permit may be required based on state/local requirements.

Fees are doubled for an after-the-fact application (e.g. construction or demolition started prior to approval). The above fees in no way void, limit or replace the Committee's right to further enforce the "Covenants" or the guidelines or to impose additional fees or fines.

Fines: Fines are imposed for, but not limited to, the following:

1. Clearing or starting construction without stake out approval (**not negotiable**) \$500
2. Removing tree without permission (**not negotiable**) \$100/tree
3. Making change to construction that alters exterior appearance without obtaining Committee approval \$100/change
4. No job toilet \$25/day
5. No job sign, improperly installed or improper sign \$25/day
6. No job site dumpster or too many dumpsters \$25/day
7. Not having a clean or orderly job site \$25/day
8. Not having Committee permit posted properly \$25/day
9. Not protecting trees or common areas on construction lot or adjacent lots \$25/day
10. Construction workers' vehicles parked off construction site when space is available at site \$25/day
11. Excessive noise on job site \$25/day
12. Contractors, subcontractors or their workers or suppliers using private facilities designed for exclusive use of property owners or club members \$100/day (**not negotiable**)
13. Parking equipment not actively being used: parking equipment not scheduled to be used within 5 days is prohibited: and parking heavy equipment on any other lots or community property. \$25/day
14. Not completing construction, including landscaping where applicable, within twelve month of start of construction for a house and within nine months of start of construction for other construction. \$25/day
15. Not repairing damaged roads, roadsides or curbs to pre-construction conditions prior to construction deadline. \$50/day
16. Excessive mud tracked onto roads from jobsites must be cleaned daily. One written notice will be given prior to fine assessment. \$50/day
17. All lot debris from clearing activity must be removed from jobsite. No burning piles or burying of materials is allowed, but burn barrels are allowed. Dumping of debris on unoccupied lots or nearby property (including Frazier Road property) is prohibited. \$25/day

The above fines in no way void, limit or replace the Committee's right to further enforce the "Covenants" or these guidelines or to impose additional fines. If fines exceed the amount of the cash bond then the additional fines must be paid prior to a Certificate of Compliance being issued.

C. Construction Hours

Construction hours are 7:30 AM to 7:00 PM Monday through Friday. No construction is allowed on Saturday, Sunday or holidays unless permission is given by the ACC and then only activities that do not generate noise beyond the property line will be allowed. A non-negotiable fine of \$100/day will be assessed for violations. (Holidays are defined as: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas).

III. DESIGN GUIDELINES

The goal of these guidelines is to balance community design with the natural environment. While there is a strong desire to encourage freedom of individual expression in the development of the land and buildings, it must be tempered by those "protections" which are mutually advantageous to all property owners in Grand Harbor.

A. The Site

The design process should begin by considering the constraints and opportunities of the site. The following should be taken into account during the design process:

- Existing Topography
- Existing Vegetation
- Views
- Sun Orientation
- Prevailing Wind
- Drainage
- Driveways and Parking
- Utilities and Easements
- Setbacks
- Adjacent Structures
- Proposed Landscaping and Maintenance
- Neighborhood Environment

1. Setbacks

No part of a building except bay windows, stoops, stairs, fireplace or roof overhang may be built between the property line and the setback line of the building.

Minimum Setback Requirements are generally as follows. Front setbacks are to be set at minimums to line up front elevations.

| <u>Lakefront Homes</u> | <u>Phase 1</u> | <u>Phase II through VII</u> |
|---------------------------|----------------|-----------------------------|
| Front (street) | 50' | 20' |
| Rear (water) | 75' | 50' |
| Sides | 10' | 10' |
| <u>Interior Homes</u> | | |
| Front (street) | 50' | 25' |
| Rear | 50' | 25' |
| Sides | 10' | 10' |

The Committee reserves the right to control absolutely and solely the precise location of any house or dwelling. As mentioned previously, a stakeout approval is required prior to any clearing or construction on a site, thus allowing for field adjustments if needed. Any request for a variance from these requirements must be submitted in writing, with copies going to adjacent neighbors for their review. Approval for any variance must be approved by the GHACC.

2. Easements

The "Covenants" reserve certain easements for road and golf course access. Construction is normally not allowed in these easements.

B. Architectural Design

It is necessary during the design process to consider: mass, roof form, window and door articulation; materials, finishes and colors; in addition to site constraints. As Grand Harbor grows, the relationship of each residence to its neighbor will be increasingly important and should play an integral role in the design process. In addition to the general design principles, the following are required;

1. Use Restrictions

See the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor Article 9 for all Use Restrictions. (as recorded with the Greenwood County Clerk, Instrument 201100008560, Book 1289, Pages 80-113.)

2. Size of Structure

The homes of Grand Harbor should emphasize exterior authenticity and style. The concept being that the size of the house is not as important as the quality of the building. Lakefront home sites will require a minimum of 2000 heated square feet with a minimum of 1,500 square feet on the first floor if a true two story. A minimum of 1,700 square feet is required on the first floor if home is a story-and-a-half. Interior home sites require a minimum of 1,500 square feet with 1,500 square feet on the first floor if a two story. Total height, as measured from the finished first floor to the peak of the roof, shall not exceed Greenwood County requirements.

3. Garage

A minimum of a two (2) car garage {20 x 20} is required for all houses. All garage door styles should be consistent with the architecture of the house. Design considerations should be given to the use of one or two doors.

4. Attached structures

Attached structures must have some connection to the main home by using the same materials and colors as the main home. Acceptable connections may include: a wall with a minimum height of seven feet; a roof connection attaching the two structures; or other vertical connections to the home. Walkways and driveways will not be considered a physical connection. Detached structures/buildings are not allowed. All specifications must be detailed on the submitted plans.

5. Exterior Materials

Exterior wall material should be brick, horizontal siding, stucco or stone. The only vertical siding acceptable is "board and batten." No vinyl or aluminum siding will be considered. All exterior colors must be submitted for approval fifteen (15) days prior to installation.

6. Roof Pitches

Roof pitches will be dictated by the architecture of the home. Dormers, garages, and porch roofs should also complement the architecture and style of the house.

7. Roofs

Roofs should be metal, cedar shake, slate or architectural asphalt shingles.

8. Driveways

Surface of driveways must be approved. All driveways shall be of concrete or better. Brick and stone inlays are encouraged. Asphalt drives are not permitted. Curved drives are required unless specifically accepted by the ACC.

9. Gutters and Downspouts

Gutters and downspouts are required and preferably emptying into underground pipes that lead away from the property and prevent erosion in all areas.

10. Exterior Colors

Exterior color samples must be submitted for approval fifteen (15) days prior to installation. All vent pipes and other elements that penetrate the roof should be painted to match the roof color. Any exterior wood steps or handrails should be painted/stained to match the approved exterior trim color unless an alternate color is approved by the ACC

11. Courtyards

Courtyards plans must be attached to the house and submitted with the original house plan. Courtyard additions must be aesthetically pleasing and must be contained in the setback rules. Courtyards must follow guidelines for fencing, retaining walls, and may not project so far into the yard as to create a feeling of a compartmentalized area.

12. Pools

The Committee must approve the plan and pool location prior to construction. No above ground pools will be permitted. In-ground pools should be installed in the back yard with the front-most edge (nearest the house) at ground level, according to the lay of the land. Pools must meet all local and state requirements.

13. Tennis Courts

Tennis courts are not permitted on individual lots.

14. Recreational Vehicles

Boats, campers, motorcycles, bicycles, motor homes, trailers of any size, jet skis and other recreational equipment must be stored in the garage or off site. Such vehicles may be parked in driveways for a reasonable period to allow for cleaning, maintenance, etc., and must be pre-approved by the ACC.

15. Antennas

No antennas will be allowed within the residential neighborhood without approval of the Committee. Satellite dishes that are sixteen to twenty-one inches (16" – 21") and smaller that are attached to the eave of the house will be allowed by the Committee. All satellite dishes should blend in color with the house trim or roof color whichever is most appropriate. See the GHPOA "Covenants" Article 9, Section R.

16. Signs

Signage is restricted to the standard Grand Harbor builder sign during construction of a home and signs displaying required permits. See the GHPOA "Covenants" Article 9, Section I. The builder sign must include a work hour's sign that is to be posted in English and Spanish at all building sites next to the permit box. The ACC upon request will provide specifications for this sign.

17. A/C Units

Window air conditioning units are not allowed. Through-wall A/C units must be approved in advance.

18. Trees

Any tree over 8" in diameter and not within building or driveway footprint must be approved for removal.

19. Retaining Walls

Retaining walls are permitted to lessen slope grades but must be approved by the Committee.

20. Lakefront Home Elevations

The home elevation facing the lakefront should have equal architectural emphasis as the front elevation.

21. Screened Enclosures

All screened enclosures must have acceptable roof materials as stated in 5 above.

22. Fences

Fences are not allowed except where required by law or when used to enclose courtyards. Backyard courtyard fence enclosures can only be installed parallel to the rear of the home and must be of a decorative variety that is aesthetically pleasing. All fence designs must be approved by the GHACC.

23. Chimney Caps

Chimney caps are required on all chimneys. If chimney caps missing, a lien will be placed on the property until a cap is installed.

C. Dock, Lift and Boat House Requirements

Property owners and members of the Grand Harbor family desire to present a uniform and pleasing image of the community. Diversity of tastes and individual needs are respected as long as good taste and appearance are not compromised.

All docks, dock covers, lifts and boathouses should have prior approval by the Architectural Control Committee prior to construction or modification. The design should consider the constraints and opportunities of the site. The following should be taken into account during the design process:

- View
- Existing vegetation
- Utilities and easements
- Adjacent structure
- Setbacks

List of requirements for new and modified docks, lifts and boathouses in Grand Harbor:

1. Modifications - Modifications of existing nonconforming structures to meet the most recent or current requirements is not required unless or until a modification requiring a Greenwood County permit is performed in accordance with the county regulations.
 - a. An objective is established that substantial compliance with the GH requirements for roof appearance, color and configuration will occur by January 1, 2013. While this is voluntary, property owners are requested to develop a plan to meet this date for the overall appearance of the community.
2. Greenwood County Compliance - All Greenwood County Lake Greenwood requirements must be met. If a Greenwood County regulation becomes more restrictive than the GH requirement, the Greenwood County requirement prevails.
 - a. If GH requirements are more restrictive than Greenwood County requirements, the GH requirements will prevail unless a variance is granted by the ACC.
3. Roof Requirements
 - a. Roofs must be hip style with 4' rise by 12' run and may not extend above an elevation 453 feet above sea level.
 - b. Roof material is to be standing seam 27 or 29 gauge metal, forest green in color.
 - c. Roof is for the slip area only and overhang over deck space is limited to no more than two feet on each side.

- d. Shared docks may have separate covers over each slip as approved by the ACC.
 - e. Support structures holding roofs shall be installed far enough apart so as to not obstruct the view of the lake and shall be rough-hewn 6" x 6" posts or equivalent contained within or immediately abutting the slip area.
 - f. Phase II: Boatlifts as well as roof structures in Phase II must be located within the existing dock. Boatlifts will not be permissible on the outside of the dock. Lifts in place as of February 28, 2005, on the outside of the dock will not be required to conform with these specifications until replacement is necessary.
4. Dock Features
- a. Storage lockers must be three feet high or less.
 - b. No second levels, plumbing facilities or living quarters are allowed.
5. Dock Location and Size
- a. Every dock or pier shall be situated so that no portion of the structure is closer than 15 feet to the boundary lines of adjoining parcels projected along an imaginary line into the lake bed except in cases where shared docks are established or exceptions are granted based on lot configuration by Greenwood County and ACC.
 - b. Docks and piers must meet Greenwood County requirements for length and square footage of decking. Any additional length beyond 110 feet must harmonize with the surrounding lake environment and must not extend into the channel in such a way as to be an eyesore, as determined by the ACC.
 - c. The tops of tread ways of fixed docks and piers shall be between the 440.5 and 442 contour lines (feet above sea level).
 - d. Boat slips may not exceed 30 feet in any direction.
 - e. No more than one dock structure is allowed per lot except where docks and piers are limited to one per two lots based on available lake frontage.
6. Safety Markings - white reflectors shall be placed on the outermost corners of every dock or pier with two additional reflectors on each side.
7. Dock Usage - Boat slips are for private residential uses only and may not be leased to other users.

These requirements may be periodically revised by the ACC as necessary.

IV. CONSTRUCTION GUIDELINES

All residential construction at Grand Harbor will be under observation by the Committee. Field inspections conducted by the Committee during construction will insure that the contractor and owner are adhering to these guidelines and the "Covenants". These inspections will be random and unannounced. A final inspection for a Certificate of Compliance will occur only after all construction is completed. Entering buildings or lots under construction shall not constitute a trespass.

A. Required Before Construction

Prior to beginning any clearing, grading or construction, the following must be completed.

- Owner or representative meeting with committee for preapproval conference
- Final approval for construction and an ACC Building Permit
- Approval of site stakeout.
- Greenwood County and other required agency permits.
- Every construction site must have a freestanding sign identifying the contractor and displaying all building permits. The sign must be as approved by the GH POA Board. The signage may be placed on lot no closer than 15 feet from the street and parallel to the curb and visible from the street. No other signs (including subcontractors, inspectors, etc.) are permitted. No signs or permits shall be attached to trees.
- If a temporary storage unit/office is needed, it must be no larger than 2,000 square feet with a maximum height of 10 feet. The unit must be in acceptable condition and may be rejected by the ACC if necessary.

B. Required During Construction

1. Each construction site is required to have a job toilet placed on the lot at least 20 feet from the curb (when possible) in an inconspicuous location with the door facing away from the street.

2. Each contractor is responsible for maintaining a clean and orderly job site as well as for any materials, trash or debris falling from vehicles in route to or from the construction site.
3. All construction materials must be stored in a neat and orderly manner and must be kept totally within the property lines and at least 25 feet from the curb (see Rule 6)
 - i. Debris and trash must be placed in a job site dumpster to be emptied when level with top. No open burning is permitted on the construction site except in steel drums.
 - ii. One temporary storage structure or trailer, no larger than 2000 cubic feet, is permitted. Temporary structures must be in acceptable condition and may be rejected by the ACC Committee. The temporary structure should not arrive before the building permit is issued and removed at the time of owner occupancy. This space may be used as an office or to store materials.
 - iii. Storage structures or trailers may not be used as living quarters on job sites.
4. Temporary utilities shall be installed in a neat manner. Temporary power poles must be installed plum (vertical) and should not be utilized for the placement of signs.
5. During construction, barricades, if necessary should protect trees and common areas. Such trees and areas should be defined at a preconstruction meeting.
6. Whenever possible, construction workers, including all sub-contractors, shall confine the parking of their vehicles to the construction site. Vehicles should be parked only on future driveway or parking area to avoid damage to existing vegetation. Roadways are to be kept as free of parked vehicles as possible.
7. Any damaged road, curbs or roadside must be repaired to pre-construction conditions prior to issuance of Certificate of Compliance. Roads must be kept reasonably clean from dirt from construction-related vehicles traveling to and from the job site. In the event of road damage the home owner/Builder will be required to meet with a designated member of the Board of Directors (and ACC Chairperson) of the GHPOA, Inc. to determine if a more appropriate long-term solution is required. The Board may elect to make a more substantial repair and determine appropriate reimbursement from the Home Owner/Builder. The Board may elect to select the contractor for the repair.
8. Owners and contractors are responsible for seeing that their construction workers, sub-contractors and suppliers obey all traffic and security regulations at Grand Harbor.
9. Access to the Grand Harbor community is controlled by Grand Harbor. Construction workers, sub-contractors and suppliers are allowed access to and from the construction site.
10. No excessive noise is allowed on the construction site. Radios or similar devices are permitted only if they cannot be heard beyond the construction site property lines.
11. Because Grand Harbor is a private community, contractors and their employees, sub-contractors, or suppliers shall not have the use of any community facilities including the golf course, rest rooms, boat ramps, exercise facilities, tennis courts, restaurants, swimming pools, parks, fishing areas or any other area designated for the exclusive use of property owners and club members or their guests.

V. RULES AND REGULATIONS

- A. The following items are prohibited on individual lots and common areas;
 1. Basketball hoops or backboards, either free standing or mounted
 2. Swing sets
 3. Dog pens, pet houses, or dog runs.
 4. Clotheslines
 5. Playhouses
 6. Tree houses
 7. Tennis courts
- B. The following items require ACC approval
 1. Home and Landscaping plans for new homes
 2. Home modification plans
 3. Pools
 4. Decks and patios
 5. Fences

6. Retaining walls
7. Antennas
8. Through-wall A/C units
9. Screened enclosures
10. Docks and dock modifications

C. The following items can be installed only on a temporary basis

1. Volleyball nets
2. Badminton nets
3. Croquet sets

Change Control Log Revision 7, December 2012

| | |
|------------|---|
| TOC | As needed |
| I.C. | Added last paragraph |
| II.B.2. c. | Changes to architectural plans |
| II.B.7. | Changes to Renovation Fees and added fine #13 |
| II.C | Defined Holidays |
| III.B.2. | Added wording on height requirements |
| III.B.4 | New Section added on attached buildings |
| III.B.9 | Update to requirements on gutters |
| III.B.10 | Additional wording on exterior colors |
| III.B.16 | Requires work hour's signage |
| Exhibit | Added Landscape Considerations |
| Exhibit A | Update to ACC information |

And other minor wording and grammatical changes.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Grand Harbor Property Owners Association, Inc., a South Carolina corporation;

That the foregoing Community-Wide Standards (a/k/a Architectural Control Committee Guidelines) constitute the Restated Community-Wide Standards (a/k/a ACC Guidelines) of said Association, as duly adopted by the Board of Directors and the members of the Association on the 11th day of December 2012.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 11th day of December 2012.

GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC.



[CORPORATE SEAL]

Kathy Harden (Seal)
Secretary

Attachments begin on the following page.

Landscape Addendum

Landscape Considerations When Preparing a Landscape Plan Submittal – GHACC

1. Major areas we review when evaluating landscape plans
 - Irrigation system
 - Drainage on property lines
 - Driveway frontage at the street, particularly on long driveways
 - Screening of utilities, HVAC units, generators, wall meters
 - Large areas of grass need to be broken up with trees and beds
 - Size and spacing of plants, especially foundation plants
 - Screening of retaining walls, patios, hot tubs and grills. Particularly on the golf course and lakefront.
 - What does your neighbor on each side see?
 - What trees are being used and what caliper?
 - Maintaining a 3 foot clearance at all times from fire hydrants
2. Suggested trees and plants
 - Foundation plant spacing, [4-5 ft.] center-to-center, max.
 - Plants that work, minimum size requirements, 3-7 gal, depending on specimen size – Loropetalum “Ruby”, Ligustrum, Tea Olive, Holly “Green Luster”, Azaleas, Sunglow/ Delaware/Encor Azaleas, Viburnum “Whorled Class”, Sky Pencils, Chinese Fringe, Nandina.
 - Trees that work, minimum size requirements, 15 gal. or 3” caliper – River Birch , Live Oak, Maple “October Glory”, Weeping Willow, Japanese Maple “Bloodgood”, Crepe Myrtles, Weeping Youpon, Bracken Brown.
 - Website for plant hardiness information for this area’s zone – pender.ces.ncsu.edu/files/library/71/Deer%20Resistance%/20Plans.pdf
3. “Tips for Success with Any Landscape Installation” from a local garden club presentation.
 - Design process is important – their job is to suggest the right plants and hardscape for the proper location. This process continues throughout installation.
 - Landscape Architect
 - Horticulturist with a landscape design background
 - Landscape designer
 - Landscape installation
 - Irrigation
 - Drainage
 - Bed preparation
 - 1/3-screened topsoil
 - 1/3 river sand
 - 1/3 ground pine bark or organic mater substitute (leaf/mushroom compost)
 - Dolomitic lime
 - 0-46-0 16-4-8
 - Proper planting technique
 - Mulch –pine straw or bark
 - Pre-emergent weed control – Barricade or X-L-2G
 - Post-plant fertilization
 - Osmocote 18-6-12 or other slow release fertilizers, such as (Milorganite, ideal for additional deer resistance), much better than oil of Aphrodite and the dust of the Grand Wazoo – safe, no burning and lasts 8-9 months
 - Plant selection
 - Azaleas – Encore! Encore!
 - Compact, Spring and Fall flowering, 5-6 weeks pf bloom, good color range.
 - Gardenia – use where you can enjoy the fragrance, insect treatment, some sun protection

- Frost Proof – greater resistance to frost proof than others
August Beauty – best standard variety
Dwarf Gardenia – with global warming, its reliable here
Kliem's Hardy or Daisy – 3' height fills a niche
- Camellias – some protection best, backbone of the winter garden, both species are subject to deer browsing.
C. Sasanqua – Fall, medium size flowers, mounding or upright growth
C. Japonica – Winter, early Spring – large flowers
- Viburnum – large Spring flowering shrubs
Shasta Double-file – good dogwood substitute
Mohawk – extra fragrant, deer resistant
- Fragrant Tea Olive – Osmanthus fragans, large shrub to small tree, fragrant flowers Sept -April
Hydrangea – many different species and varieties, backbone of Summer gardens, thirsty. Does attract deer browsing in Grand Harbor,
Annabelle – white, re-blooms
Lacecap types – pH dependent
Lilacina- lilac
Lady of red
Oakleaf – Snowflake or Snowqueen, fall color
P.G. – Pink Diamond
- Southern Magnolia – lots of space, usually in a corner, never limb up. Flowers repeat and brown pubescent backs of leaves on these varieties
DD Blanchard – tall 50'+
Brackens Brown Beauty – medium 40'x20'
Little Gem – dwarf 20'x10'
- Crepe Myrtle – best small tree for sun, seasonal interest, bullet proof, many newer varieties, Do not cut back the top.
New varieties that are resistant to powder mildew and leaf spot, such as the first three;
Pink Velour – 10-12' tall
Red Rocket – 10-12' tall
Dynamite – 10-12' tall
Natchez or Tuscarora – tall
Pink Velour – 10'
- Dogwood – beautiful but problematic – borers, construction damage
Kousa – utilize to avoid dogwood anthracnose, found in the native population of dogwoods
Stellar group is best
- Japanese Maple – upright or weeping mounds, green or burgundy, dissected or standard leaf, deer may browse these plants
Bloodgood – upright red
Crimson Queen – dwarf red
Viridis – dwarf green
Sieryu – upright dissected green
Sango Kaku – green leaf, red stems in Winter
- Hollies
Dwarf Yaupon holly – sub for Dwarf English boxwood, "Soft Touch" more suitable than dwarf yaupon for frost damage.
Dwarf Burford – red berries, 6-8'
Savannah – great berries, 15-20', small tree or large shrub
- Liriope. Variegated Liriope and Mondo – minimal maintenance, drought tolerant, Acorus is a great option instead of Liriope, modo grass with more leaf color.
- Vines
Carolina Jessamine – Rankin's is best
Confederate Jasmine – Madison is best

Climbing Fig – attaches to brick

4. General Notes:

- Include the landscape architect / contractor early in the building process. The earlier they are involved the more likely long term success of project.
- Utilize more medium to small trees in the landscape; these trees will replace trees lost due to compaction caused by construction traffic. Typically it takes 5-7 years for a tree to die from construction compaction. These small trees will become established and replace the trees that will ultimately die due to compaction.
- If attempting to save trees around a building site, bring in a landscape contractor/horticulturalist/arborist to make proper precautions to actually save mature trees
- If you have a fire hydrant on your property you are required to maintain a three (3) foot clear buffer at all times around the fire hydrant (considerations should be made when planning landscaping near a fire hydrant and consider landscape plantings potential growth in this area.

Exhibit A

ACC Meeting Dates and Times

The ACC meets at 9:00 AM on the second Friday of each month. Additional meetings are held as needed.

The Grand Harbor POA has a web site that contains the latest information for the POA and ACC activities. Most documents are available there as well as calendar events. Please refer to the site for the latest information.

The site can be found at ghcommunities.net. Look under the GH Communities Tab for Grand Harbor and the Resources Tab for Board/Committees.

eM addresses for the ACC are:

| | |
|-----------|--|
| President | accghpoa@ghcommunities.net |
| Secretary | accsecghpoa@ghcommunities.net |

The previous eM address for the GH ACC of GHPOAACCC@gmail.com will be deactivated in 2013 and should no longer be used.

Materials to be submitted for review must be received three (3) business days prior to the ACC Committee Meeting..

**Grand Harbor Architectural Control Committee
Building Permit Application**

Type Construction Applying for: _____ New _____ Existing

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201200009222

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1340 60

Owner

Name _____

Mailing Address _____

Lot # _____

City _____

State _____

Street Address _____

Zip Code _____

Phone _____

Builder

Name _____

Address _____

City _____

State _____

Zip Code _____

Phone _____

SC License # _____

Estimated Cost: _____

Square Footage: _____

Heated 1st Floor: _____

Heated 2nd Floor: _____

Porches: _____

Decks: _____

Garage (2 car): _____

Exterior Treatment: _____

Foundation Finish: _____

Skirting Material: _____

Wall Material: _____

Trim Material: _____

Door Type: _____

Rail Material: _____

Roofing Material: _____

Shutter Material: _____

Material: _____

Estimated Construction Dates:

Start _____

Completion _____

Setbacks:

Front: _____

Rear: _____

Right: _____

Left: _____

Color: _____

Color: _____

Color: _____

Color: _____

Color: _____

Color: _____

Color: _____

Color: _____

Color: _____

Check List of Necessary Items

2 Complete Sets of Plans ☐

2 Sets of Site Plans ☐

2 Sets of Landscape Plans ☐

*All Fees are due and payable to GHACC with Application.

2 Sets of Specifications ☐

*Permit Fee ☐

*Mailbox Fee ☐

*Road Impact Fee ☐

*Clicker Fee ☐

*Compliance Bond ☐

I have read the GH ACC guidelines and agree to comply with all requirements.

Owner Signature (Required) _____

Date Submitted _____

Received by _____

**GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE
CHECKLIST FOR HOME CONSTRUCTION**

- _____ Application Completed in Full and Signed By Owner (Required)
- _____ Permit Fee
- _____ Compliance Bond
- _____ Colors on Samples of Materials
- _____ Site Plan (2 each)
 - _____ Property Line Description
 - _____ Directional North
 - _____ Location of House on Lot
 - _____ Location of Decks and Porches
 - _____ Location of Drives and Walks
 - _____ Setback Dimensions
 - _____ Existing and Proposed Grade Contours
 - _____ Drainage Flow by Arrows
 - _____ Trees to be removed that are not within building or driveway footprint
 - _____ Easements and Rights-of-Way
 - _____ HVAC Unit Location
- _____ Landscape Plan (2 each)
 - _____ Proposed Planting
 - _____ Irrigation Specifications
- _____ Architectural Plans (2 each)
 - _____ Footing and Foundation Plan
 - _____ Floor Plan(s)
 - _____ Building Sections
 - _____ All Elevations
 - _____ Special Details
 - _____ Total Square Feet on each Floor
 - _____ Total height, as measured from the finished first floor to the peak of the roof, shall not exceed thirty-five (35) feet.
- _____ Construction Specifications (2 each)
 - _____ Exterior Materials
 - _____ Driveway materials
 - _____ Walkway materials

GRAND HARBOR ARCHITECTURAL STAKEOUT APPROVAL

| | Approved | Not Approved | Approved with Changes | Required Changes |
|--------------------------------------|----------|-----------------|-----------------------------|------------------|
| Structural Layout | | | | |
| Driveway Layout | | | | |
| Tree Removal | | | | |
| Final Grade Elevations | | | | |
| Job Sign and Permits Posted | | | | |
| Job Toilet | | | | |
| Dumpster | | | | |
| Curb/Gutter Condition | | | | |

The Owner or Builder must be present to meet with an ACC member for stake-out approval, including structure location, driveway location, proposed tree removal and final grade elevations.

Date of Construction Start: _____ Type of Construction: _____

LOCATION

LOT BLOCK STREET ADDRESS

OWNER:

NAME

The stakeout approval was found to be acceptable except as noted above.

DATE: _____ SIGNED: _____

Member, GH ACC

COMMENTS: _____

**GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE
CERTIFICATE OF COMPLIANCE**

| Approved | Not Approved | |
|----------|--------------|---|
| | | Completed in compliance with approval |
| | | Construction debris removed |
| | | Temporary facilities and signs removed |
| | | Landscaping completed (including irrigation) |
| | | Exterior colors as approved |
| | | Screened service yard |
| | | HVAC unit screened from view |
| | | House number on installed mailbox |
| | | Road and roadsides repaired (including Curbs/Gutters) |
| | | Fines have been deducted or paid in full |

When the above items are completed and ready for final inspection, return this form with the following information completed. A member of the Architectural Control Committee will issue the Certificate of Compliance after an on-site inspection. The Certificate of Compliance must be requested prior to twelve months after the start of construction of a house and nine months on other construction. All items must be approved prior to deadline.

Date Permit Issued: _____

Location _____
Lot Block AddressOwner: _____
Name

Mailing Address _____

City _____ State _____ Zip _____

The structure(s) on the above noted lot has (have) been found to be in compliance with the "Covenants", guidelines and approvals except as noted above.

Date: _____ Signed: _____
Member GHACCCOMMENTS: _____

Grand Harbor Architectural Control Committee
P.O. Box 456
Ninety Six, SC 29666

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201200009222

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To contact the ACC Committee please use the following eMail address:

President accghpoa@ghcommunities.net
Secretary accsecghpoa@ghcommunities.net

You may also refer to the GHPOA web site at ghcommunities.net.

Grand Harbor Construction Preapproval Conference

The Architectural Control Committee (ACC) desires to avoid misunderstandings of requirements and ensure a smooth and uneventful approval and construction process for the new dwelling or modification planned by the property owner and builder. Accordingly, before any approval of plans is given and authorization sent to Greenwood County to approve the building permit, a construction preapproval conference with the property owner or his authorized representative is required. Only with the property owner's written authorization delivered to the administrator will the building contractor be authorized to represent the property owner at the conference. The following items and issues will be covered:

1. Architectural drawings, material samples, and details of construction sufficient to identify the elevation views, roof, trim, and colors sufficient to the ACC to make a determination of adequacy are required with the submission of plans. Omissions of any of these details in the review does not constitute approval and can result in later disapproval, fines and rework by the contractor to meet the ACC's expectations. Notes included on the plans that may be significantly inconsistent in architectural requirements and guidelines do not constitute approval of the feature. Changes may be requested for a fee of \$100. Changes without the prior approval of the ACC will result in a fine of \$500 for each instance.
Exterior colors have come to be a concern of residents. Unusual color schemes and materials of construction beyond those already found within the adjacent properties will be carefully reviewed by the ACC for compatibility with the existing community. Extensive samples may be required by the ACC to validate the acceptability for use. While use of existing colors and materials does not constitute approval, the ACC recognizes those colors as a general baseline acceptable to residents.
2. The owner will maintain a portable toilet and construction debris container at the site and will maintain an orderly work site. Weekly cleanup and housekeeping inspections of the site are required.
3. The owner will minimize the clearing of the lot of desirable trees. **Clear cutting is expressly prohibited.** All trees over eight (8) inches diameter will remain unless in the footprint of the house or expressly approved for removal by the ACC. The owner will submit a tree removal plan that will accompany the initial drawings. A fine of \$100 will be assessed for each tree removed without authorization and a similar sized tree as part of the landscape plan must replace those trees.
4. Landscaping is an extremely important item in maintaining the beauty of the development and the lake and golf course environments. Detailed landscape plans will be submitted for approval prior to the issuance of the building permit. The ACC recognizes changes may become needed after the house is finished and better visualized. As such, the ACC will review and consider revisions that are consistent with the original intentions of the plan before final landscaping is begun. All lots must have irrigation sprinkler systems to maintain the beauty and health of the plants and grassy areas. The sprinkler system must cover the entire landscaped portion of the lot, including grass and plants at the driveway entrance to the property. **Sod is required in all grassy areas.**

5. Control of water runoff from the homeowner's property to neighbors is important. A runoff control plan will be incorporated into the building and/or landscaping plan. Water must be conveyed through drainage pipes to the lake or in other ways to avoid negative impact on adjacent property.
6. All mechanical equipment must be shielded from view, front, side and rear by appropriate planting or other approved screens.
7. Construction of walls and fences will be approved at the discretion of the ACC as part of the building and landscape plans and shall not in any way screen desirable views from adjacent property owners. Side, front and rear line fences are expressly prohibited.
8. The construction and landscaping of the dwelling shall be completed and fully functional within 12 months of issuance of the permit. For extremely large or unusual construction the owner may request a longer period as part of the initial request. Landscaping shall be completed within 30 days. Extensions will be granted on a case-by-case basis. A fee of \$25 will be assessed for review and approval of an extension. In unusual cases, the ACC may grant approval to delay completion of internal features of the dwelling. A fine will be assessed of \$25 per day of delinquency unless an extension is granted.
9. All driveways shall be of concrete or better. Brick and stone inlays are encouraged. Asphalt drives are not permitted. Curved drives are required unless specifically excepted by the ACC.
10. Architectural Control Committee guidelines not specifically mentioned in this review are fully applicable and part of the requirements. Any deviation must be approved by specific authorization of the ACC.
11. Silt fencing is required per building code. Anytime there is potential for silt getting into the "waters of the state" fencing is required. Preventing excessive runoff into an adjacent developed lot also requires silt fencing.
12. ACC members' privacy is important and they are not open to telephone calls, emails and other correspondence directly. All correspondence and discussions between the property owner and builder and the ACC shall be through the ACC administrator or at a meeting of the ACC. An alternate contact will be designated in case of the absence or unavailability of the administrator.

I have received a copy of the Architectural Guidelines and "Covenants"

I have read and agree with the above.

Property Owner (or representative)

Date

ACC Representative

Date

Grand Harbor Certificate of Completion and Bond Return Request

I/we (insert name of owners or builder)

certify that the construction of the dwelling and landscaping at (insert address)

is complete and in accordance with the plans approved by the Architectural Control Committee. Request is hereby made to return the construction bond of \$ _____ previously submitted. Access is granted to the ACC and its agent to perform an external inspection of the property during normal business hours to confirm this certification.

Property owner or Agent

Date

Request for Action

Date: _____

Name of Complainant: _____ Name of Offender: _____

Address of Complainant: _____ Address of Offender: _____

Telephone Number: _____ Telephone Number: _____

Email: _____ Email: _____

Details of the Complaint (Infraction of the "Covenants" and Community-Wide Standards)

Date of first action taken: _____ Action taken: _____

Date of 2nd action taken: _____ Action taken: _____

Date of 3rd action taken: _____ Action taken: _____

Final Resolution: _____

Name of ACC or POA Board Member: _____

Telephone Number: _____

Email: _____